

MTC 96905

2013-002707  
Klamath County, Oregon  
03/13/2013 08:31:35 AM  
Fee: \$52.00

AFTER RECORDING, RETURN TO:

Sevenmile Creek Ranch LLC  
Attn: John von Schlegell  
920 SW Sixth Avenue, Suite 1400  
Portland, OR 97204

UNTIL A CHANGE IS REQUESTED,  
SEND ALL TAX STATEMENTS TO:

Same as above

### STATUTORY WARRANTY DEED

MALCOLM BEECH INVESTMENTS, LLC, an Oregon limited liability company (“Grantor”), conveys and warrants to SEVENMILE CREEK RANCH LLC, an Oregon limited liability company (“Grantee”), the real property located in Klamath County, Oregon, described on the attached **Exhibit A** (the “Property”), free of encumbrances except as specifically set forth herein, subject to the matters shown on attached **Exhibit B**.

The true consideration for this conveyance is NINE HUNDRED EIGHTY-ONE THOUSAND FIVE HUNDRED THIRTY DOLLARS (\$981,530).

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON’S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

52 Amt



## EXHIBIT A

### Legal Description

#### Parcel 1:

A tract of land situated in the S1/2 of Section 36, Township 33 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon, described as follows: Beginning at the Southwest corner of Section 36; thence North along the Section line 2649 feet to a point on the center line of the East-West road, which point is also the quarter corner common to Sections 35 and 36; thence East along the mid-section line of said Section 4452 feet to a point on the center line of the road which lies 846.5 feet West of the point on the drain bridge, which marks the East quarter corner of said Section; thence Southerly turning an angle  $84^{\circ}47'$  to the right 1053 feet along the Westerly side of the irrigation ditch to an iron pin which is opposite to a turn in the ditch; thence continuing Southerly turning at an angle of  $9^{\circ}18'$  to the left 275.4 feet to an iron pin which lies 689 feet West of a point on the Easterly line of said Section, that is 1331 feet North of the Southeast corner of said Section; thence Westerly parallel to and 1331 feet North of the South section line of said Section 183.5 feet to an iron pin, which is 872.5 feet West of the East line of said Section: thence South parallel to and 872.5 feet Westerly from the East section line of said Section 1331 feet to a point on the South line of said Section, which point is 922 feet East of the brass cap marking Government Lots 2 and 3, Section 1, Township 34 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon, and also 860.5 feet West of the brass cap marked Section 36 (this cap is stated to be 12 feet West of its correct location); thence West along the South line of said Section 36, 4422 feet, more or less to the point of beginning.

#### Parcel 2:

Lot 4 and that part of Lots 2 and 3 lying west of the channel of 7 Mile Creek in Section 1, Township 34 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon.

## **EXHIBIT B**

### **Special Exceptions**

The Property conveyed is subject to the following exceptions:

1. The assessment roll and the tax roll disclose that the Property has been specially assessed as Farm Use Land. If the Property becomes disqualified for the special assessment under the statute, an additional tax may be levied; in addition thereto a penalty may be levied if notice of disqualification is not timely given.
2. The Property is within and subject to the statutory powers, including the power of assessment and easements of Klamath Lake Grazing Fire Patrol.
3. The Property is within and subject to the statutory powers, including the power of assessment of Meadows Drainage District.
4. Rights of the public in and to any portion of the Property lying within the limits of streets, roads or highways.
5. Rights of the public and of governmental bodies in and to that portion of the Property, now or at any time lying below the high water mark of the Seven Mile Creek, including any ownership rights which may be claimed by the State of Oregon, in and to any portion of the Property now or at any time lying below the ordinary high water mark thereof.